

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 22, 2005

ITEM No. 10

SUBJECT **X Lofts**
52-ZN-1997#4

REQUEST Request for Development Review Board recommendation regarding Case 52-ZN-1997#4 request to amend one Development Standard of Case 52-ZN-1997#3 on a 2.71+/- acre parcel located at 7044, 7050, 7106, 7116, and 7126 E. Osborn Road with Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2PBD DO) zoning.

Key Items for Consideration:

- Site development standard modification consistent with other larger residential projects approved in the Downtown.

Related Cases:

52-ZN-1997, 52-ZN-1997#2, and
52-ZN-1997#3

OWNER Osborn II Investors LLC
480-767-3162

APPLICANT CONTACT Steve Davidson
Osborn Common Investors
480-860-5224

LOCATION 7044, 7050, 7106, 7116 & 7126 E Osborn
Road



BACKGROUND **Zoning.**
The site is currently zoned Downtown/Office Commercial, Type 2, Planned Block Overlay, Downtown Overlay, (D/OC-2, PBD, DO). This district permits multi-family residential housing units and the Planned Block Development (PBD) allows for development standards to be modified with City Council approval.

General Plan.

The Downtown Plan Land Use Element designates the property as Office Commercial, Type 2. This category encourages a mixture of uses including residential.

Context.

The site is located in the southern portion of Downtown, 250 feet west of the northwest corner of Scottsdale and Osborn Roads. Currently the site is vacant

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with no improvements, all previous buildings have been torn down. The five parcels that create the site are bordered by 6th Street on the north, Osborn Road on the south and Bishop Lane on the east. The site is completely surrounded by Highway Commercial District (C-3) zoned properties. They are as follows:

- North: Staples and Homestead Studio Suites (beyond 6th Street)
- East: Walgreen's (beyond Bishop Lane)
- South: Olive Garden and First Baptist Church (beyond Osborn Road)
- West: Two small one-story office buildings (adjacent)

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant requests to modify one Site Development Standard found in Schedule B of the Downtown District. The site is zoned Planned Block Development (PBD) which allows the City Council to approve a modification to the Site Development Standards.

The applicant's request is to modify the following standard (Section 5.3060 Site Development Standards, Schedule B, III. Building Design Requirements, 6. Encroachments Beyond Inclined Stepback Plane): *"Encroachments Beyond Inclined Stepback Plane – A maximum encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation"*.

Development information.

- *Existing Use:* Vacant land
- *Proposed Use:* 82 Multi-family residential units
- *Parcel Size:* 2.71 Acres (net)
- *Building Height Allowed:* 50 Feet.
- *Proposed Building Height:* 50 Feet.
- *Allowed Floor Area Ratio:* 1.20 FAR
- *Proposed Floor Area Ratio:* 1.18 FAR

DISCUSSION

Planned Block Development (PBD) Standards Amendment:

The Site Development Standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects, corporate office buildings, and shopping malls.

With this application, the applicant is requesting to amend the development standard stating; "Encroachments Beyond Inclined Stepback Plane – A maximum encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation". The applicant's PBD Addendum Justification Narrative (see Attachment #5) describes in detail why the standard is being modified. They indicate the building is more attractive with better overall building massing with the modification. The modification will also increase the balcony roof overhangs in four units affording those residents more solar protection.

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The applicant requests to modify the standard to read: *"Along the Bishop Lane elevation (east) and interior lot elevation (west) increase the maximum 25 % of the length of the elevation to a maximum of 44% of the length of the elevation. Along the Osborn Road elevation (south) and the 6th Street elevation (north) increase the maximum 25 % of the length of the elevation to a maximum of 33% of the length of the elevation."* Graphically this is shown on Attachment #7.

**RESPONSIBLE
DEPT(S)**

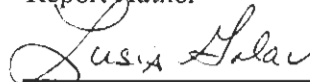
Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov



Bill Verschuren
Report Author



Lusia Galav
Current Planning Director
480-312-2506
E-mail: lgalav@ScottsdaleAZ.gov

ATTACHMENTS

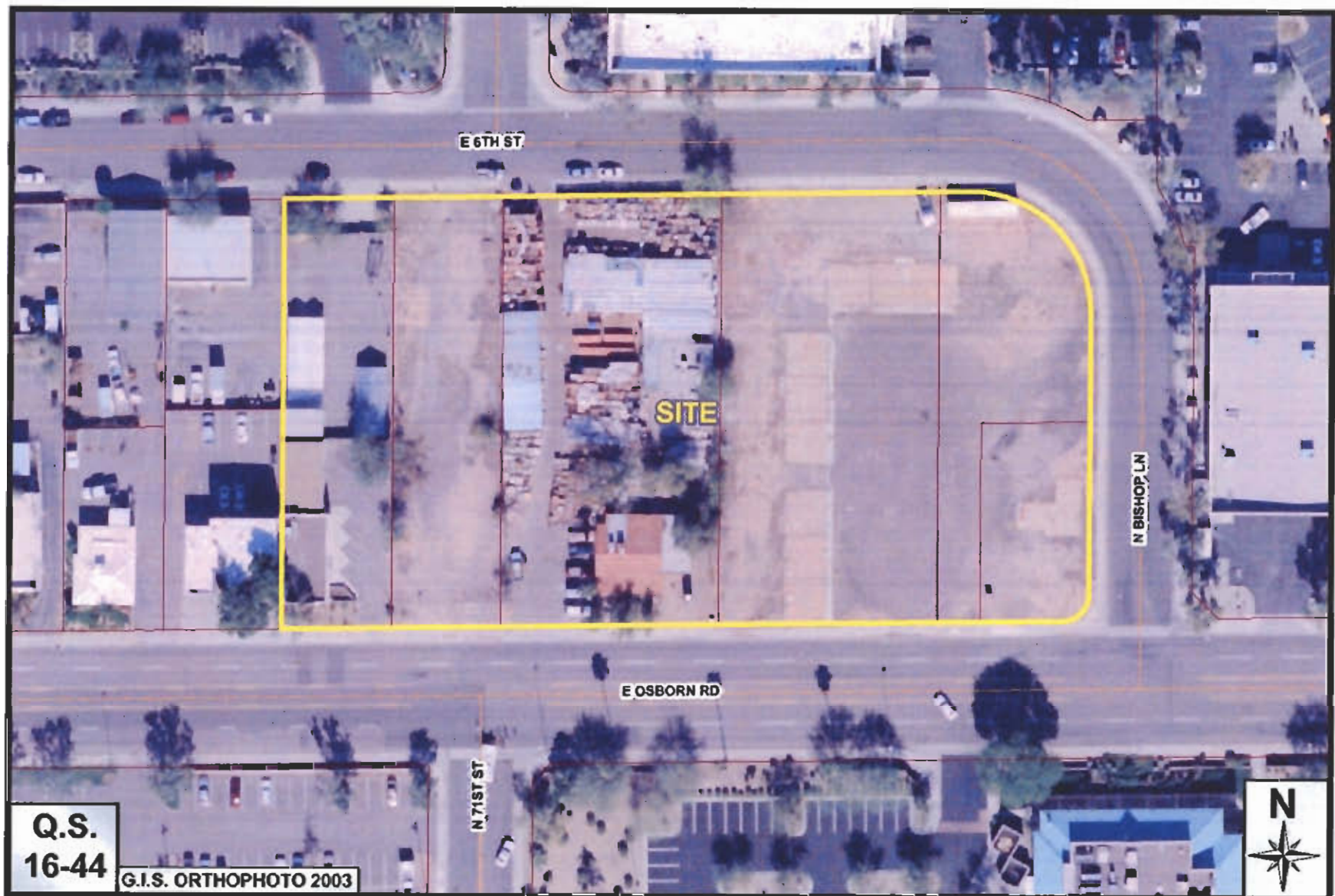
1. Context Aerial
2. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. PBD Addendum Justification Narrative
6. Elevations showing no amended incline setback encroachment
7. Elevations showing the amended incline setback encroachment



X Lofts

52-ZN-1997#4

ATTACHMENT #1



Q.S.
16-44

G.I.S. ORTHOPHOTO 2003

X Lofts

52-ZN-1997#4

ATTACHMENT #2

The map displays the following streets and zoning districts:

- Streets:** 1ST, 2ND, 3RD ST, 4TH ST, 5TH ST, 6TH ST, GOLDWATER, MARSHALL, BISHOP LN, SCOTTSDALE, BROWN AVE, OSBORN.
- Zoning Districts:** RH-2 (Residential High Density), OC-2 (Office Community).
- Color-Coding:** Red for RH-2, pink for OC-2, blue for 1ST and 2ND, and light blue for BROWN AVE.
- Star Location:** A yellow star is located in the OC-2 district near the intersection of 6TH ST and OSBORN.

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52-ZN-1997#4
ATTACHMENT #3

PBD Addendum Justification Narrative

Applicant: Grace Communities
Contact: Steve Davidson 480-860-5224
RE: 52-ZN-1997#4 – X Lofts

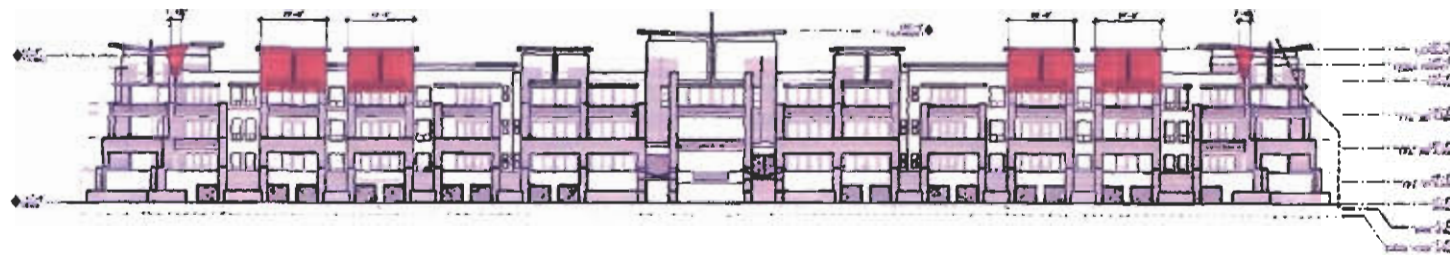
PBD Definition: A plan for a larger parcel area which may include multiple ownerships, allowing flexibility in certain development standards, and requiring approval by City Council. A planned block development may include certain modifications to land use regulations or development standards, and shall be adopted or amended in accord with section 5.3082. [Section 5.3010]

Inclined Stepback Plane Definition: An imaginary plane sloping inward on the site from a specified height on the building setback, which together with the building setback and the height limit defines the allowable building envelope. [Section 5.3010]

Allowable Encroachment into Inclined Stepback Plane: Schedule B of Section 5.3060 states that “A max. vertical encroachment of 15 ft. is permitted on a maximum of 25% of the length of an elevation”

Modification: We are proposing to modify Schedule B to allow a maximum vertical encroachment of 15 ft. to be permitted on a maximum of 33% of the length of an elevation on the Osborn and 6th Street Elevations (8% increase) and a maximum of 44% of the length of an elevation on the West and Bishop Lane Elevations (19% increase). There will be NO vertical encroachment over the allowed fifteen feet; we are only requesting increasing the length of the encroachment, not the height.

Reason for modification: We had to modify our original elevations to meet the Schedule B encroachment requirements. Specifically, we had to push back some top floor patio overhangs on the east and west elevations and modify four corner units slightly to fall within the 25% max. encroachment on the length of the elevations. While this was not a problem to do (and was done for the DRB Submittal), we preferred the appearance of the buildings prior to the change. Granting the additional encroachment percentage will allow us to go back to our original building elevations which we believe are more attractive with better overall building massing. Another benefit of the modification is increased balcony roof overhangs in four units affording those residents more solar protection for their unit.



TOTAL LENGTH
25% ENCROACHMENT ALLOWED
TOTAL ENCROACHMENT

432'-0"
108'-0"
98'-3"

■ - 98'-3" INCLINED SETBACK LINE ENCROACHMENT



TOTAL LENGTH
25% ENCROACHMENT ALLOWED
TOTAL ENCROACHMENT

220'-10"
55'-2"
57'-7"

■ - 57'-7" INCLINED SETBACK LINE ENCROACHMENT



**INCLINED
SETBACK ENCROACHMENT**

70' LOFTS
SCOTTSDALE, ARIZONA

GRACE CAPITAL, LLC
1000 S. BOWDOEN BLVD. 4TH FL.
SCOTTSDALE, AZ 85261

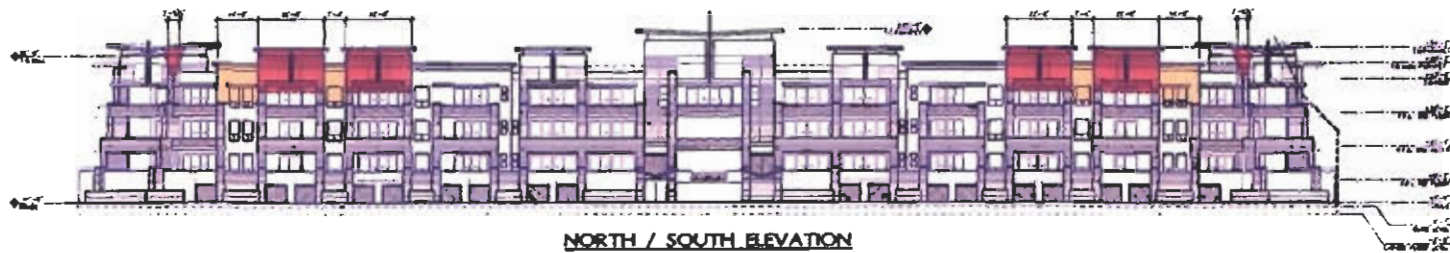
ONE Submitted

Architect/Planning/Engineer for the Applicant
Date: 8/2/05
By: Gary D. Todd, Registered Architect, No. 134, State of Arizona



ELEVATIONS MEETING DEVELOPMENT STANDARD

ATTACHMENT #6



NORTH / SOUTH ELEVATION

TOTAL LENGTH 432'-0"
 25% ENCR OACHMENT ALLOWED 108'-0"
 TOTAL ENCR OACHMENT = 33% 140'-11"
 ADDITIONAL REQUESTED ENCR OACHMENT = 8%

■ - 140'-11" INCLINED STEPBAC LINE ENCR OACHMENT
 ■ - 42'-8" ADDITIONAL REQUESTED ENCR OACHMENT



EAST / WEST ELEVATION

TOTAL LENGTH 220'-10"
 25% ENCR OACHMENT ALLOWED 55'-2"
 TOTAL ENCR OACHMENT = 44% 96'-11"
 ADDITIONAL REQUESTED ENCR OACHMENT = 19%

■ - 96'-11" INCLINED STEPBAC LINE ENCR OACHMENT
 ■ - 45'-4" ADDITIONAL REQUESTED ENCR OACHMENT



**INCLINED
 SETBACK ENCR OACHMENT**
 SCALE 1/8" = 1'-0"

7X LOFTS
 SCOTTSDALE, ARIZONA

GRACE CAPITAL, L.L.C.
 1000 E. BROADWAY SUITE 100
 SCOTTSDALE, AZ 85262

City submitted

Architect/Planner/Engineer/Architect
 1000 E. BROADWAY SUITE 100 SCOTTSDALE, AZ 85262
 480-944-1111 FAX 480-944-1112
 www.gracecapital.com



PROPOSED ELEVATIONS WITH AMENDED
 DEVELOPMENT STANDARD